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ZONING ORDINANCE

DURHAM
NEW HAMPSHIRE

March, 1969

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ARTICLE I

ENACTMENT

1.10 PURPOSE

The purpose of this ordinance is to promote the public health, safety, convenience and general welfare by:

- a. encouraging the most appropriate use of land;
- b. preventing overcrowding of land;
- c. conserving the value of land and buildings;
- d. minimizing traffic hazards and congestions;
- e. preventing undue concentration of population;
- f. providing for adequate light, air and sanitation;
- g. reducing hazards from fire, flood and other dangers;
- h. assisting in the economical provision, utilization and expansion of all services provided by the public;
- i. enhancing the natural, man-made and historical amenities of Durham.

1.20 VALIDITY

1.21 Adoption. Pursuant to the authority vested in towns by Chapter 31, New Hampshire Revised Statutes Annotated, 1955, as amended, the following ordinance is hereby enacted by the voters of the Town of Durham, New Hampshire, in official Town Meeting convened March 11, 1969. This ordinance shall take effect immediately upon its passage and the presently existing Zoning Ordinance and amendments thereto shall be repealed hereby, except that any building or use that was unlawful or in violation of such existing zoning ordinance is not made lawful by such repeal or by this ordinance.

1.22 Saving Clause. Should any section or provision of this ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the ordinance as a whole or any other part thereof.

1.23 Legal Nonconformity. This ordinance shall not apply to existing lawful structures nor to the existing lawful use of any building or land, which shall be considered as lawfully nonconforming structures or uses for as long as they are not changed. Lawful structures and uses shall be only such as were lawful nonconforming structures or uses under the terms of the Zoning Ordinance hereby repealed, or shall be otherwise lawfully existing at the time this ordinance was enacted.

1.24 Interpretation of Ordinance. In interpreting and applying the provisions of this ordinance, they shall be held to be the minimum requirements for the promotion of the health, safety, convenience, and general welfare of the Town of Durham and its residents. Where a provision of this ordinance differs from that prescribed by any other applicable statute, ordinance, or regulation, that provision which imposes the greater restriction or the higher standard shall govern.

1.30 AMENDMENT

1.31 Procedure for Amendment. The provisions of this ordinance, or any part thereof, may, from time to time, be amended, supplemented, or repealed by a resolution adopted at a duly held Town Meeting, setting forth the proposed amendment in the manner required in Chapter 31.62-a, RSA. Said Chapter requires among other things, that there shall be two public hearings in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. At least fifteen days notice of time and place of each such hearing shall be published in a paper of general circulation in the Town of Durham and a legal notice thereof shall also be posted in at least three public places in the Town. Official copies of the final proposed ordinance or amendments shall be placed upon file and made available to the public at the office of the Town Clerk two weeks prior to that date upon which action is to be taken. If a majority of the voters present and voting shall vote in the affirmative, the ordinance or amendment thereto shall be declared to have been adopted.

1.32 Protest to Amendment. In case of a written protest against a proposed amendment, filed with the Board of Selectmen and signed by the owners of twenty percent, either of the area of the lots included in such proposed changes, or of those immediately in the rear thereof extending 100 feet therefrom, or of those directly opposite thereto extending 100 feet from the street frontage of such opposite lots, such proposed amendment shall not become effective except by the favorable vote of two-thirds of all the members of the Town Meeting present and voting.

1.40 DEFINITIONS OF GENERAL TERMS

Additional definitions relevant to a particular Article of this ordinance are listed thereunder. Unless otherwise expressly stated, the following terms shall, for the purpose of this ordinance, have the meanings indicated in this section. Words used in the present tense include the future; the singular number includes the plural and the plural, the singular. Where terms are not defined in this section, they shall have their ordinarily accepted meanings or such as the context may imply.

Accessory Building means a subordinate building, attached or unattached to the main building. For the purpose of this ordinance and its amendments, however, a garage or carport, attached directly to or by another structure to the main building, shall be regarded as an integral part of the main building.

Alteration as applied to a building or structure, means a change or rearrangement in the structural parts or in the exit facilities; or an enlargement, whether by extending a side or by increasing its height; or structural changes, other than repairs, that would affect safety; or adding an elevator; or significant changes to the plumbing, gas piping, wiring, ventilating or heating installations. The term "alter" in its various moods and tenses and its participial forms, refers to the making of an alteration.

Building means a structure, including all integral parts thereof, intended for use and occupation as a habitation, or for some purpose of assembly, business, manufacture, storage, ornamentation, or shelter to persons, animals or chattels.

Dumps: See Junk Yards.

Dwelling: A building used as a habitation or parts thereof used for access to such building, provided:

- a. Single-family dwelling means a building and accessories thereto used or adapted for use as a dwelling by one family.
- b. Two-family dwelling means a building and accessories thereto used or adapted for use as a dwelling by two families.
- c. Multiple dwelling means a building and accessories thereto used or adapted for use as a dwelling by more than two families or by any unit or group other than a family as defined herein.
- d. Seasonal dwelling means a dwelling used for a part of a year.
- e. Dwelling unit means one or more rooms arranged for the use of one or more individuals living together as a single housekeeping unit, with cooking, living, sanitary and sleeping facilities.
- f. For the purposes of this ordinance, each rooming house, dormitory, fraternity, sorority, club lodging, rest homes, nursing homes, hospitals and sanitarium, shall be deemed to have the number of dwelling units which numerically equals one-fifth of the number of sleeping accommodations planned or provided therein.

Family: One or more persons living together in a dwelling as a single non-profit housekeeping unit, as distinguished from a group or fraternal organization occupying a hotel, club lodging or rooming house.

Floor Area, Gross means the sum of the areas of all floors of a building, unless limited by the text to a specific floor, as measured from the exterior dimensions, but not including storage cellars, unused attics, unenclosed porches, garages or areas occupied by heating and ventilating equipment.

Floor Area, Habitable means those heated areas used daily for living, eating, cooking and sleeping, but excluding garages, circulation areas, storage areas, etc.

Junk Yard means the use of any lot or parcel of land, or any part of a lot or parcel of land, for the open or exposed storage, keeping, sale, disposal or abandonment of food, garbage, refuse, old, used, wholly or partially dismantled, useless, broken or damaged articles, machines, machinery, automobiles, motor vehicles of any sort, clothing, furniture or things of any sort. Such storage, keeping, placing for sale, disposal or abandonment of two or more unused, inoperative or unregistered motor vehicles on any lot or parcel of land, or portion thereof, shall constitute a junk yard. The term "junk yard" as so defined shall not be deemed to include any municipal dump or municipal refuse disposal area.

Light Industry is defined, for the purpose of this ordinance, on the basis of performance in terms of absence of objectionable noise, smoke, odor, dust, dirt, noxious gases, glare and heat; and of the creation of hazards to health and life by reason of fire, effects of industrial wastes, psychological effects and generation of motor vehicle traffic.

Lot means a parcel of land considered as a unit, occupied or intended to be occupied by a building or buildings, including the open spaces required in this ordinance. The lot area shall not include any part of a public right-of-way which it fronts or abuts.

Marina means a facility for the docking and servicing of boats.

Occupied, as applied to a building, shall be construed as though followed by the words "or intended, arranged or designed to be occupied."

Occupancy means the use classification of a building, structure or land.

Owner includes his duly authorized agent or attorney, a purchaser, devisee, fiduciary, and a person having a vested or contingent interest in the property in question.

Neighborhood means an area of land, local to the use concerned, generally lying within a radius of 1,000 feet of such use for the purposes of this ordinance, but including all areas farther away from such use whenever the use creates a condition which by reason of noise, vibration, lighting, smoke, dust, or other emission or cause is a detriment, hazard or is injurious to an area more extensive in size.

Person means any natural individual, firm, trust, partnership, association or corporation.

Special Exception means a use which would not be appropriate generally or without restriction in a particular district, and accordingly, is allowable only upon such conditions as are established by this ordinance, and only after public hearing and determination by the Board of Adjustment. For the purposes of this ordinance, the following are established as conditions upon the grant of all Special Exceptions, subject to such further conditions as may be defined elsewhere herein as to the uses concerned, namely:

- a. That the use will not be detrimental to the character or enjoyment of the neighborhood by reason of undue variation from the kind and nature of other uses in the vicinity, or by reason of obvious and adverse violation of the character or appearance of the neighborhood;
- b. That the use will not be injurious, noxious or offensive, and thus detrimental to the neighborhood by reason of any of the causes stated in Section 4.12 of this ordinance;
- c. That the use will not be contrary to the public health, safety or welfare by reason of undue traffic congestion or hazards, undue risk to life or property, unsanitary or unhealthful emissions or waste disposal, or similar adverse causes or conditions;
- d. As to all non-residential uses subject to site review by the Planning Board, pursuant to R.S.A. 36:19 (a) and Section 10.30 of this ordinance, that written approval by the Planning Board of the applicant's site plans must be on file with the Board of Adjustment.

Street means a public road, highway or thoroughfare which constitutes or is designed to constitute, the main access to more than one lot and which has been legally dedicated and accepted for public use.

Structure means a combination of materials to form a construction that is safe and stable; including among others, buildings, stadiums, tents, reviewing stands, platforms, stagings, observation towers, radio towers, water tanks and towers, trestles, piers, wharves, sheds, coal bins, shelters, fences and display signs. The term structure shall be construed as though followed by the words "or part thereof."

Subdivision means the division of a tract, or parcel of land into two or more lots, plots, sites, or other division of land for the purpose of sale, or building development, whether immediate or future. It includes re-subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided.

Use of a Building means any and every use conducted within a building or accessory thereto.

Variance means a variation from the terms of this ordinance, not otherwise permitted within the district concerned, which may be granted by the Zoning Board of Adjustment pursuant to its discretionary power, where the Board finds that the granting of such variance will do substantial justice and the intent of the ordinance will still be observed. The Board of Adjustment may in such case waive the literal enforcement of the applicable provision(s) of this ordinance and grant a variance only where such literal enforcement would result in unnecessary hardship to the applicant.

ARTICLE 2

ZONING DISTRICTS

2.10 ESTABLISHMENT OF DISTRICTS

For the purposes of this ordinance, the Town of Durham is hereby divided into zoning districts as follows:

Residential Districts

RA - Residence A
RB - Residence B
RC - Residence C
R - Rural

Non-Residential Districts

BA - Business A
BB - Business B
OR - Office and Research

2.20 PURPOSE OF DISTRICTS

RA - The purpose of this district is to maintain the central residential district in its largely developed, higher density uses, a factor in which is availability of Town water and sewer.

RB - The purpose of this inner belt district is to foster and maintain residential development on a more spacious basis, assuring more open space and privacy of uses, but upon a medium density basis in consideration of near-center location, accessibility to extension of sewer and water, and similar factors.

RC - The purpose of this shore-oriented district is to foster and maintain its unique beauty and accessibility for recreation and conservation, with adequate open spaces, in a residential context.

R - In this district, where customary rural land uses are retained, a low density residential development is provided with on-site water and sewer systems.

BA - The purpose of this district is to provide for establishments offering retail sales and services in a centrally located area.

BB - The purpose of this district is to provide a compact area for automotive services and vehicularly oriented business.

OR - The purpose of this district is to provide for office and research facilities in an area served by major highways and where water and sewer extensions are feasible.

2.30 ZONING MAP

A Zoning Map of the Town of Durham dated January 27, 1969 which shows the zoning districts is hereby incorporated as part of this ordinance and is filed with the Town Clerk. The Zoning Map and all the notations, references, district boundaries and other information shown thereon shall be as much a part of this ordinance as if all were fully described herein.

2.40 INTERPRETATION OF ZONING MAP

2.41 Location of District Boundaries. A district line drawn on the Zoning Map, generally on, or parallel to, a street, railroad, utility line or water

course, or on a lot line, shall, as relevant, be deemed to be:

- a. on the center line of the right-of-way or water course, or
- b. parallel to the center line at the distance noted, or
- c. on the lot line,

as these existed on the date of adoption of this ordinance, or at the time of any amendment of such Zoning Map. In cases of uncertainty, the Planning Board shall define the exact location of the boundary.

2.42 Lots Crossed by Town Lines. When part of a lot in single or joint ownership lies outside the Town of Durham, the portion within Durham shall conform to the use regulations of this ordinance. In applying dimensional controls to that portion of the lot within Durham, the dimensions of the whole lot shall be considered without reference to the town line.

ARTICLE 3

STANDARD EXEMPTIONS

3.10 EXEMPTION FOR THE UNIVERSITY OF NEW HAMPSHIRE

3.11 Land Owned by the University. Any land which is owned by the University may be used for educational purposes and operations incidental to the administration of the University of New Hampshire.

3.12 Required Hearing. Land which is purchased by the University subsequent to the adoption of this ordinance shall not be used or developed for any purpose or in a manner not otherwise permitted without a public hearing conducted by the Planning Board at least two weeks after a publication of a notice thereof in a paper of general circulation in the Town. The purpose of such hearing shall be to bring to light possible problems of circulation, parking, provision of utilities, the protection of persons and property, or any other problems affecting the town or the neighborhood. The Planning Board may by way of advisory action recommend conditions for such use or development.

3.13 Land Not Owned by the University. Lands which the University does not own but acquires only the right to use, whether by rental, lease, or other beneficial interest may not be used for any purpose not otherwise permitted unless the owner obtains a variance or a special exception from the Zoning Board of Adjustment.

3.14 Land Owned but Not Used by the University. University land which is leased or allowed to be used by others for private or business purposes not connected with the public functions of the University shall be subject to all the regulations for the district within which it lies.

3.20 EXEMPTION FOR GOVERNMENTAL USE

Nothing herein shall prevent the condemnation of land or buildings for municipal purposes by the Town of Durham, or for public or institutional use by any agency, department, institution, or public corporation of the State of New Hampshire or of the United States.

3.30 NONCONFORMING USES

3.31 Continuance. Any lawful nonconforming use in existence at the time of passage of this ordinance may continue unchanged, but may not be extended in any manner.

3.32 Resumption After Discontinuance. A nonconforming use which has ceased to exist for a period of twelve consecutive months may not again be initiated or replaced by another nonconforming use, provided however that the Zoning Board of Adjustment may grant a special exception to allow the resumption of a nonconforming use by the person or his heirs, or the corporation of its successors who originally abandoned the said use on a showing by such proposed user as applicant:

- a. of undue hardship by reason of non-adaptibility of the premises to a conforming use, and
- b. that the proposed nonconforming use will not be conducted within 100 feet of the lot line of any other owner's conforming use of land or buildings.

3.40 NONCONFORMING BUILDINGS

3.41 Continuance. Any lawful nonconforming building in existence when this ordinance is passed may continue unchanged but may not be altered or extended in any way which will result in a new and increased violation.

3.42 Restoration and Reconstruction. Nothing herein shall prevent the substantial restoration or reconstruction within one year of a building destroyed in part or whole by fire or other casualty so long as this use does not result in a new or increased violation.

3.50 NONCONFORMING VACANT LOTS

3.51 Single Lot. A nonconforming vacant lot which at the time of passage of this ordinance was in separate ownership from any adjacent lot and which was duly recorded in the Strafford County Registry of Deeds prior to the adoption of this ordinance may be used for one single-family dwelling, provided:

- a. the lot is in a district where residential use is permitted;
- b. the requirements of this ordinance regarding yards and height are met;
- c. the arrangements for sewage disposal are approved by the Building Inspector in accordance with the provisions of State law.

3.52 Lots in Contiguous Ownership. Where two or more adjacent nonconforming lots in a district are held by the same fee or beneficial ownership when this ordinance is passed, the area and frontage of the lots shall be combined in such a manner as to comply as nearly as practical with the dimensional requirements of this ordinance. This provision shall not apply to lots within a subdivision previously approved by the Planning Board under this, or the prior, Durham Zoning Ordinance.

ARTICLE 4

USE REGULATIONS

4.10 PROHIBITED USES

4.11 Unlisted Uses. Only uses, other than legal nonconforming uses, which are listed or permitted in Article 3.30 shall be allowed unless the Zoning Board of Adjustment finds that a petitioned use is similar in purpose and operational characteristics to a use permitted in the district.

4.12 Offensive Uses. Uses shall not be permitted in a manner injurious, noxious or offensive to a neighborhood by reason of the emission of odor, fumes, dust, smoke, vibration, noise, glare, or any other cause, nor as a fire hazard, nor in a manner which is disorderly or unsightly and thus detrimental to adjacent property or to the public. The Zoning Board of Adjustment shall have original authority to determine, after due public hearing, whether any use is or has become noxious or offensive, and to order the removal or abatement of any use so found to be noxious or offensive.

4.13 Dumps and Junkyards. Private dumps and junkyards are prohibited in all districts.

4.14 Untreated Wastes. Untreated sewage or household wastes shall not be discharged into any flowing stream or body of water. Owners and users of land not served by Town water and sewer shall be required to furnish plans for a satisfactory on-site sewage disposal system with percolation tests that indicate satisfactory drainage before a building permit will be issued, provided such system satisfies all local and State ordinances, statutes and regulations.

4.15 Mobile Homes, Travel or Camper Trailers. The use of land for the accommodation of mobile homes, as defined in Article 8, or trailers is forbidden except as follows:

- a. mobile homes in a licensed mobile home park;
- b. travel or camper trailers in a licensed camping ground.
- c. one occupied mobile home or trailer at a time, of a non-paying guest on the property of the host for a cumulative period not to exceed 30 days in any one calendar year;
- d. dead storage of unoccupied mobile homes or trailers, subject to the following provisions:
 1. not more than one such vehicle shall be stored or parked at any time on any lot in any district;
 2. any such vehicle shall be stored or parked in such a manner as to fully comply with the provisions governing the location of buildings and structures for accessory use in the respective district;
 3. any such vehicle shall remain on its own wheels and shall not be affixed to the land nor connected to any utility, public or private, such as water, sewer, electricity or gas.

4.16 Inoperative Motor Vehicles. The outdoor storage of unregistered or inoperative motor vehicles shall be forbidden except as follows:

- a. not more than one such vehicle may be stored at a time for a period not to exceed 90 days for any one vehicle; (The presence, storage or location of two or more such unregistered or inoperative vehicles on a lot shall constitute a junkyard and is prohibited.)
- b. the provisions of state law shall determine the storage period for abandoned, improperly registered or wrecked vehicles by any garage or other persons properly storing same according to law. (See R.S.A. 266).

4.20 PERMITTED USES: DEFINITIONS AND TABLE

The uses as listed in the Table of Permitted Uses shall be limited to those as defined below, including:

4.21 Residential Uses.

- a. Single-family detached dwelling, provided that no mobile home whether or not set on a continuous supporting wall of masonry, masonry units, concrete or other similar material, or otherwise, shall be considered as a single-family dwelling, nor shall such a mobile home be permitted on any lot except in a mobile home park (See Article 8).
- b. Two-family detached dwelling provided with separate entrance, cooking and sanitary facilities.
- c. Multiple dwelling for 3 or more families, apartments, attached dwellings, provided:
 1. no dwelling unit contained in any such multiple dwelling or apartment contains less than 300 square feet of habitable floor area;
 2. off street parking requirements are met;
 3. the method of sewage disposal is approved by the Building Inspector in accordance with the provisions of state law;
 4. fire escapes and fire alarm systems are provided as approved by the Building Inspector in accordance with the standards prescribed by municipal and state laws.
- d. Conversion of a dwelling to a multiple dwelling, provided:
 1. the exterior of the building is unchanged except for required exits and ventilation;
 2. no dwelling unit resulting from the conversion contains less than 300 square feet of habitable floor area;
 3. off-street parking requirements are met;
 4. the method of sewage disposal is approved by the Building Inspector in accordance with the provisions of state law;
 5. the conversion meets the requirements of the Building Regulations.
- e. Rooming Houses, other than a hotel, providing lodging for 5 or more persons, with or without meals, for compensation, provided:

1. each roomer shall have at least 100 square feet of habitable floor area for his exclusive use;
 2. off street parking requirements are met;
 3. fire escapes and fire alarm systems are provided as approved by the Building Inspector in accordance with the standards prescribed by municipal and state law.
- f. Club lodgings, fraternities, sororities; a building or accessory thereto, used or adapted for use primarily as a meeting or lodging place occupied by a fraternal organization, club or voluntary corporation for the benefit of its members or members of a beneficiary recreational or social club, organization or association.
- g. Rest homes, nursing homes, provided State Health Department requirements are met.
- h. Mobile home park and uses incidental to its operation, subject to the provisions of Article 8.
- i. Accessory first-class home occupation or professional office, provided:
1. it occupies no more than 500 square feet of floor area;
 2. the principal operator resides on the premises, employs not more than one other person and sells no principal products prepared by others;
 3. there is no indication of such occupation visible on the exterior of the building or on the lot, except permitted signs;
 4. the activity does not produce noise, odor, traffic or other nuisances perceptible at the lot line at a higher level than is usual in a residential neighborhood.
- . Accessory second-class home occupation, light industry or office, provided:
1. it occupies no more than 1,000 square feet of floor area;
 2. the principal operator resides on the premises, employs not more than three other persons and sells no principal products prepared by others;
 3. the activity, except for outdoor storage, is completely enclosed in a building;
 4. outdoor storage of materials or equipment is at least 10 feet from any lot line and so screened as not to be visible from any public way or shoreline or public park;
 5. suitable arrangements are made for public access, parking of customers and employees, and for loading;
 6. the activity does not produce noise, smoke, fire hazard, odors or other nuisances.
- k. Accessory buildings for non-commercial use by residents of the premises only, such as garages for not more than three motor vehicles, boat houses, storage sheds, greenhouses, etc.; the keeping of customary household pets except as provided in 4.22d; provided that not more than two such accessory buildings shall be placed upon any lot except by special exception.

1. Accessory lodgings for not more than four persons, within the principal building on the premises only.

4.22 Rural and Recreational Uses.

- a. Crop farms, plant nurseries, provided:
 1. no poultry or livestock shall be kept except as incidental to a farm operation;
 2. all products sold are raised or prepared on the premises.
- b. Livestock farms for horses, cattle, sheep and other useful animals, provided:
 1. no swine or fur-bearing animals shall be raised for commercial purposes;
 2. no shelter for livestock or outdoor storage of odor-producing substances shall be less than 100 feet from any lot line.
- c. Poultry farms, provided:
 1. no poultry run or shelter shall be less than 100 feet from any lot line;
 2. such runs shall be fenced.
- d. Boarding, training or veterinary care of animals for compensation.
- e. Commercial greenhouse, cidermill, sawmill.
- f. Retail sales of farm or nursery products, provided:
 1. the major portion of the goods are raised and prepared on the premises;
 2. any non-agricultural products sold are accessory thereto, such as gardening supplies and equipment within a nursery, and are displayed only within a building.
- g. Seasonal camping grounds in institutional, group, or commercial management, which accommodate cottages, tents, travel or camp trailers, etc., provided such camping grounds are licensed in the same manner as required for Mobile Home Parks by Article 8.80.
- h. Outdoor recreation, such as a riding stable, golf course, swimming beach, skating rink and other forms of predominantly outdoor recreation, except shooting ranges, provided:
 1. spectator events are incidental and not operated as a business;
 2. accessory service buildings are limited to those necessary to the pursuit, on the premises, of the sport;
 3. no area developed for active recreation is within 100 feet of any residential lot line;
- i. Public, commercial or private marinas, yacht clubs, and boat yards, including the operation of not more than two gasoline pumps for

- service or marine craft.
- j. Public, commercial or private skimobile area, shooting ranges or other sports not creating unusual noise or hazard.
 - k. Public, commercial or private airport, air landing strip, heliport and any use customarily accessory thereto, provided the size, runway layout, private or commercial nature, land approach details are approved under the special exception procedures.
 - l. Removal of earth products, except as incidental to development of a permitted use, subject to the provisions of Article 9.
 - m. The keeping of small animals (e.g., dogs, cats, birds, etc.) as pets, providing such use shall not result in noise, odors, unsightly or dangerous activities which are detrimental to the neighborhood.
 - n. The keeping of personal riding horses or other large animals (e.g., cattle, goats, sheep, etc.) for non-commercial purposes, provided:
 - 1. the lot size of the dwelling at which any such animals is kept shall not be less than 40,000 sq. ft.;
 - 2. no separate shelter for such animals or outdoor storage of odor producing substances shall be less than 25 feet from any lot line;
 - 3. such use shall not result in noise, odors, unsightly or dangerous activities which are injurious or detrimental to the neighborhood;
 - 4. riding horses are maintained only for use of the owner's household and his personal, non-paying guests.

4.23 Retail and Personal Service Uses.

- a. Retail store, craft, consumer, professional or commercial establishment dealing directly with the general public, provided:
 - 1. all displays, storage and sales are conducted within a building;
 - 2. any outdoor vending machine is located at least 20 feet from any street line or residential district line;
 - 3. the manufacture, assembly, packaging of goods handled is confined to those sold on the premises and occupies not more than half the area thereof.
- b. Restaurants, except drive-in eating places.
- c. Drive-in eating places, where customers are not seated in the building.
- d. Theatre, club operated as a business, or other commercial indoor amusement, provided that the building is so insulated and maintained as to confine noise to the premises.
- e. Hotel, motel providing lodging in one central building or in individual cabins for tourists and travelers and garaging or parking space for their motor vehicles.
- f. Medical or dental clinic.
- g. Office for professional or personal services to the public; offices of a public agency.
- h. Bank, provided drive-in teller windows are approved by the Planning Board under the site review provisions.
- i. Funeral parlors, undertaking establishments.

4.24 Automotive Uses.

- a. Automobile service station, for the supply of motor fuel, oil, accessories, and service to motor vehicles, or a public garage for their sale, storage and maintenance, provided:
 - 1. storage in excess of 10 gallons or the equivalent for the purpose of sale or service of gasoline, fuel oil, petroleum products and other flammable fluids or gases is provided and protected in accordance with the requirements of the State Fire Marshal;
 - 2. no service, maintenance, or repair work shall be undertaken without adequate provision for abatement of objectionable noise.
- b. Car washing establishment, provided arrangements for entrance and exit are approved by the Planning Board under the site review provisions.
- c. Parking lot, public or commercial.

4.25 Research and Business Office Uses.

- a. Research offices and laboratories, including the accessory manufacture, but not retail sale, of prototypes developed by such office or laboratory.
- b. Administrative, sales and other business offices not primarily dealing with the general public.

4.26 Light Industry.

Light industry as defined under Article 1.40 by special exception procedures only.

4.27 Institutional and Semi-Public Uses.

- a. Religious and public educational uses.
- b. Other schools, nurseries.
- c. Civic clubs, sport club buildings, non-residential and not operated as a business.
- d. Hospitals and sanitarium.
- e. Private utility without service yard.
- f. Private utility with service yard.

4.28 Table of Permitted Uses by Zoning Districts. The symbols used in this table shall mean:

X = a use permitted only in the district(s) indicated and prohibited elsewhere.

SE = a use permitted only upon the granting of a special exception by the Zoning Board of Adjustment.

Permitted uses shall be limited as described in the preceding definitions. Any use not listed is prohibited.

Uses	RA	RB	RC	R	BA	BB	OR
<u>Residential Uses (see 4.21 and 1.40)</u>							
a. Single-family dwelling	X	X	X	X			X ¹
b. Two-family dwelling	X	X	X	X			X ¹
c. Multiple dwelling	SE	SE			X		
d. Conversion, dwelling to multiple dwelling	X	X	X	X			
e. Rooming house, 5 or more persons	X			X	X		
f. Club lodgings, fraternities	SE	SE		SE	X		
g. Rest homes, nursing homes	SE	SE	SE	SE	SE		
h. Mobile home park (Article 8)				X			
i. Accessory home occupation, first class	X	X	X	X	X		X
j. Accessory home occupation, second class			X	X	X		X
k. Accessory buildings	X	X	X	X	X	X	X
l. Accessory lodgings	X	X	X	X	X	X	X

NOTES

1. Only one dwelling per vacant lot of record on the date of adoption of this ordinance.

Uses	RA	RB	RC	R	BA	BB	OR
<u>Rural and Recreational Uses (see 4.22- each such use will require site review, see 10.30)</u>							
a. Crop farms and plant nurseries	X	X	X	X			X
b. Livestock farms			X	X			
c. Poultry farms				X			
d. Boarding, training, or veterinary care of animals			X	X			X
e. Commercial greenhouse, cidermill sawmill				X			
f. Retail sales of farm or nursery products	X	X	X	X			X
g. Seasonal camping grounds			X	X			
h. Outdoor recreation		X	X	X			
i. Marinas, yacht clubs, boat yards			X				
j. Sports using motors, shooting ranges				X			
k. Airport, heliport			X	X			X
l. Removal of earth products (by author- ization of Board of Selectmen only, see Article 9)	X	X	X	X	X	X	X
m. Keeping of small animals as pets	X	X	X	X	X	X	X
n. Keeping of personal riding horses or other large animals	X	X	X	X	X	X	X
<u>Retail and Personal Service Uses (see 4.23- each such use will require site review, see 10.30)</u>							
a. Retail stores, personal services					X	X	
b. Restaurants, except drive-ins				X	X		X
c. Drive-in eating places				X		X	
d. Theatre, club operated as a business indoor amusement				X	X	X	
e. Hotel, motel			SE	SE	X		X

Uses	RA	RB	RC	R	BA	BB	OR
f. Medical or dental clinic	X				X	X	X
g. Offices for professional or personal services	X				X	X	X
h. Bank					X	X	X
i. Funeral parlor					X		
<u>Automotive Uses (see 4.24-each such use will require site review, see 10.30)</u>							
a. Automobile service station				SE		X	SE
b. Car washing establishment						X	X
c. Commercial parking lot					X	X	X
<u>Research and Business Office Uses (see 4.25-each such use will require site review, see 10.30)</u>							
a. Research offices, laboratories					X		X
b. Administrative, sales offices					X	X	X
<u>Light Industry (see 4.26-each such use will require site review, see 10.30)</u>							
						SE	SE
<u>Institutional and Semi-Public Uses (see 4.27-each such use will require site review, see 10.30)</u>							
a. Religious and public educational uses	X	X	X	X	X		
b. Other schools, nurseries	X	X	X	X	X		X
c. Civic clubs, sport clubs	X	X	X	X	X		X
d. Hospitals and sanitarium		SE		SE			SE
e. Private utility without service yard	X	X	X	X	X	X	X
f. Private utility with service yard				X	X	X	X
(For signs permitted in each district, see Article 7.49)							

ARTICLE 5

DIMENSIONAL CONTROLS

5.10 REQUIRED DIMENSIONS: DEFINITIONS AND TABLE

5.11 Lot Area. The area of the lot on which one building and its accessory buildings are located, provided that the area shall be measured to the street line only.

5.12 Lot Line. A line dividing one lot from another, a street right-of-way or other public space. A street line is the line dividing a lot from a street right-of-way.

5.13 Frontage. The minimum frontage shall be continuous along each street line.

5.14 Setback. The horizontal distance between the street lot line of a street right-of-way and the nearest part of any building on the lot, excluding uncovered steps and terraces.

5.15 Yard. The horizontal distance between a lot line and the nearest part of any building on the lot, excluding uncovered steps and terraces.

- a. Street yard - a yard along the full length of any street line.
- b. Side yard - a yard along the full length of any lot line from the point where the line touches a street yard or street line.
- c. Rear yard - a yard along the full length of any remaining lot line between two side yards.

5.16 Coverage. The aggregate gross ground floor area of all buildings on a lot expressed as a percentage of the total lot area.

5.17 Building Height. The vertical distance in feet from average grade to the average elevation of the roof, except that height limitations shall not apply to chimney, spires, cupolas, TV antennae and other parts of buildings not intended for human occupancy.

5.18 Table of Dimensional Controls by Zoning Districts.

	Minimum Lot Area (sq. ft.)	Extra Lot Area Per Unit ² Above One ² (sq. ft.)	Minimum Frontage (ft.)	Minimum ³ Street (ft.)	Yards Side	Rear	Max. Coverage (%)	Max. ⁶ Ht. (ft.)	Max. Stories ⁶
RA ¹	10,000	5,000	100	30	10	20	33	40	3
RB	40,000	10,000	150	30	10	20	30	35	2 1/2
RC	60,000	10,000	200	30	50	50	25	35	2 1/2
R	80,000	20,000	200	30	50	50	20	35	2 1/2
OR	80,000	20,000	200	30	50	50	50	50 ⁴	5
BA	2,500	5,000	50 ⁵	10 ⁵	10 ⁵	50 ⁵	50 ⁵	50 ⁴	5
BB	2,500	-----	50 ⁵	10 ⁵	10 ⁵	20 ⁵	50 ⁵	50 ⁴	5

Notes (Relate to Key Numbers in Table Above):

¹ Minimum dimensional controls in RA District shall be the same as RB District wherever town sewer is not available.

² Dwelling Unit is defined in Section 1.40. In the case of club lodgings, rooming houses, fraternities, sororities, rest homes, nursing homes, hospitals and sanitarium, each five sleeping accommodations shall be considered as a dwelling unit for the purpose of determining minimum area requirements.

³ When the average street yard of other buildings within 300 feet each way on the same side of the street is less than 30 feet, the street yard may be reduced accordingly. See Section 5.20 for required setbacks on arterial or collector streets.

⁴ Buildings erected, owned and used by the University of New Hampshire and not abutting privately owned property are exempt from height regulations except for those of the Fire District. However, no building shall exceed the height limits set for it in Table 5.18 or that of an adjacent building on non-University land by more than an amount equal to the distance between the building foundation and the adjacent lot line separating the buildings, whichever is the lesser.

⁵ These figures may be varied by the Planning Board upon site review.

⁶ Building height means the vertical distance in feet from grade to the average elevation of the roof of the highest story. Story means that part of a building comprised between a floor and the floor or roof next above. A basement which has one-half or more of its clear interior height above grade shall be counted as a story. The basement of a building used for educational occupancy shall be considered a story if it is used for purposes other than storage or heating. A mezzanine shall be considered a story if it exceeds 33 1/3 per cent of the roof area of the floor immediately below. A pent house shall be considered a story if it exceeds 1,000 square feet or 33 1/3 per cent of the roof area. A half-story is the story beneath a pitched roof when not more than half of its floor area has a clear interior height of 7 feet or more. Height limitations shall not apply to chimney, spires, cupolas, TV antennae and other parts of buildings not intended for human occupancy.

5.19 Lot Dimensions. No change shall be made to the dimensions of a lot which would result in a new or increased violation of the dimensional requirements of this ordinance.

5.20 Building Setback. Except in the Business A district, no structure, other than permitted signs in any district, shall be closer to the street lot line than as follows:

- a. along an arterial street: 37.5 feet;
- b. along a collector street: 30.0 feet;
- c. along a minor street: 25.0 feet.

Arterial streets serve as connections between towns (e.g., Route 4, Route 108, Route 155-A, Route 155); collector streets collect local neighborhood traffic and bring it into the arterial system (e.g., Mill Road, etc.). Arterial and collector streets shall be designated on the Zoning Map and amendments thereto; other existing rights-of-way shall be considered minor streets.

5.21 Shore Frontage and Shore Yard. Any building lot which abuts on the Oyster River east of Newmarket Road, or on the Great and Little Bays shall conform to the following additional requirements:

- a. The minimum shore front dimension shall be established by measuring along a straight line, perpendicular to either side line. Said straight line shall be so located that the line does not include any tidal land beyond the mean high tide boundary.
- b. The minimum shore front dimension shall be 200 feet exclusive of the width of creeks at mean low tide.
- c. The minimum shore yard for any building other than a marina or boat yard shall be 50 feet measured perpendicularly from the minimum shore front dimension.

5.22 Corner Clearance. No object, vegetation, or slope which impedes visibility at street intersections shall be allowed within a triangle, two of whose sides extend 20 feet from the intersection along the street lot lines, and between two planes 3 feet and 7 feet above the level of the traveled ways.

5.23 Permitted Uses in Required Yards. All required minimum yards, except for driveways and walkways, shall be landscaped or left with natural vegetation with the following exceptions:

- a. Up to 25 percent of the area of street yards of residential lots may be used for accessory parking.
- b. Structures accessory to residential uses shall occupy no more than 30 percent of the required yard and be no closer than 10 feet to any lot line nor more than 20 feet high.
- c. Where a lot in a Business A or B district abuts a residential district, the required yard need not be landscaped, provided there is a screen along the lot line consisting either of a row of evergreens at least 4 feet high when planted, which will grow into a thick hedge not less than 6 feet high, or of an opaque and neatly maintained fence not less than 6 feet in height.
- d. There shall not be more than one driveway per 100 feet of lot frontage where the frontage is less than 200 feet, plus one additional driveway for each additional 100 feet or major fraction thereof of frontage, except where prohibited by subdivision regulations. Driveways in the Business A and Business B districts must be approved by the Planning Board under the Site Review procedures.

ARTICLE 6

OFF-STREET PARKING AND LOADING

6.10 APPLICABILITY

No use of premises shall be authorized or extended and no building shall be erected or enlarged unless parking and loading requirements are met for the new or added use. Any use existing prior to passage of this ordinance which is later changed or enlarged shall provide an additional number of parking spaces at least equal to the difference between the number required for the total proposed use less the number which would have been required for the prior use under this ordinance.

6.20 GENERAL REQUIREMENTS

6.21 Location. Required parking shall be considered an integral part of the use it is to serve, and shall be located on the same lot, except that parking required for two or more adjacent buildings or uses may be combined where it is evident that it will continue to be available to all the uses served. Within the Business A district, no private parking shall be required provided that the walking distance from a pedestrian exit from a public off-street parking lot to a public entrance to the building does not exceed 200 feet.

6.22 Combined Parking Lots. The total parking provided shall meet the total requirements of all uses served.

6.23 Large Parking Areas. Any parking area for 10 or more cars shall be reviewed by the Planning Board for the safety of its arrangement and access. Each parking space shall be clearly marked. The paved area shall be surrounded by trees or hedges and any divisions between parking aisles shall be not less than 4 feet wide and shall be curbed.

6.24 Loading Spaces or Bays. Every retail business shall have direct access to an off-street exterior loading space or interior loading bay. Where the gross floor area of a retail business exceeds 2000 square feet, an off-street loading space or bay shall be provided on the premises. In the OR district, at least one off-street loading space or bay shall be provided for the first 25,000 square feet of gross floor area, and 2 such spaces or bays for the first 50,000 square feet of gross floor area.

6.30 DESIGN REQUIREMENTS

6.31 Parking Spaces. Each required off-street parking space shall be large enough to contain a rectangle measuring not less than 10 by 20 feet, except for parallel parking spaces on the side of a roadway, which shall be at least 9 by 20 feet, with 5 feet of maneuvering room shared by adjacent spaces.

6.32 Design of Loading Spaces or Bays. No required loading space or bay shall be less than 14 feet high and 12 feet wide. The length shall be not less than 50 feet for retail stores, nor less than 30 feet for all other business establishments. The bay shall be so laid out as not to require repeated maneuvering within a public way or parking lot by the entering or departing vehicle.

6.33 Access to Parking Spaces. Each required parking space shall have direct access to an aisle or driveway having a minimum width of 24 feet in the case of two-way traffic or the following minimum widths in the case of one-way traffic only:

<u>Angle of Parking</u>	<u>Minimum Aisle Width (one-way traffic only)</u>
Parallel	12 feet
30 - 45 degrees	10 feet
60 degrees	15 feet
90 degrees	20 feet

6.34 Maintenance of Parking and Loading Areas. All accessory drive-ways, parking and loading areas shall be graded, surfaced with a dust-free material and drained, all to the satisfaction of the Superintendent of Public Works and to the extent necessary to prevent nuisance of dust, erosion, or excessive water flow across public ways or the property of others.

6.40 REQUIRED NUMBER OF PARKING SPACES

6.41 Interpretation. Where the computation of required spaces results in a fractional number, a fraction of one-half or more shall be counted as one.

6.42 Minimum Number of Spaces, by Use. The minimum number of parking spaces required shall be as follows:

- a. for residences: 1.5 spaces per dwelling unit;
- b. for hotels, motels: 1 space per rented sleeping room;
- c. for lodgings, rooming houses, residence halls, dormitories, fraternities and sororities: 1 space per 2 beds, plus 1 space per 2 employees.
- d. for a rest home or nursing home: 1 space per 4 beds;
- e. in a mobile home park (see Article 8.40): 1.25 spaces per mobile home space;
- f. for educational facilities: 1 space per staff member, or 1 space per 4 seats in the largest public assembly room, including auditorium and gymnasium, whichever number is greater;
- g. for a place of assembly with seating, such as a church, funeral parlor, auditorium, restaurant, theatre: 1 space per 3 seats;
- h. for a place of assembly without fixed seats, such as a skating rink or dance hall: 1 space per 50 square feet of floor area accessible to the public;
- i. for a bowling alley: 2 spaces per bowling lane;
- j. for retail and service establishments, except as exempted by Article 6.21: 5.5 spaces per 1000 square feet of gross floor area on the ground floor, plus 3 spaces per 1000 square feet of gross floor area above the first floor;
- k. for medical or dental offices or clinics: 1 space per 200 square feet of gross floor area;
- l. for automobile service stations: 1 space per 100 square feet of area in service bays;
- m. for an office, bank, post office in a Business A or B district: same as for retail and service establishments;

- n. for research or laboratory buildings, administrative offices in an Office and Research district: 4 spaces per 1000 square feet of gross floor area designed to be occupied by employees, not including areas used only for storage, utilities, fully automated equipment, etc., provided, however, that no more need be paved than 1 space for each employee, or 1.5 spaces per employee at the maximum shift where there is more than one shift;
- o. for other uses: adequate spaces to accommodate customers, patrons and employees, as determined by the Planning Board under its site review procedures.

ARTICLE 7
SIGNS AND UTILITY STRUCTURES

7.10 APPLICABILITY

The purpose and intent of this section is to provide control of the erection, installation, and maintenance of signs, vending machines, awnings, marquees, canopies, public time pieces and thermometers for the purpose of uniformity with aesthetic values and for the convenience, comfort, prosperity and the general welfare.

7.11 Nonconforming Signs and Utility Structures. Any sign, vending machine, marquee, canopy, public time piece, or thermometer, or other such structure not conforming to the terms of this ordinance shall be allowed to continue nonconforming until such sign or structure must be replaced for any reason.

7.12 Removal of Certain Signs. Any sign now or hereafter existing which no longer advertises a bona fide business conducted, or product sold, shall be removed by the owner, agent, or person having the beneficial use of the building or property upon which the sign may be located within 14 days after written notification from the Building Inspector; otherwise the same shall thereby constitute a public nuisance.

7.20 DEFINITION OF TERMS

Sign means any exterior or exterior-oriented structure, or part thereof or device attached thereto or other outdoor surface including billboards or any combination of one or more of the foregoing containing any word, letter, symbol, drawing, model, banner, flag, picture or design, or any device used for visual communication which identifies or calls attention to any premises, person, product, activity, or business, directing the subject thereof to the attention of the public.

Accessory Sign means any sign relating to business on the premises on which the sign is located.

Advertising Sign means any sign for the purpose of portraying a business, product, or location situated on or away from the premises on which the said sign is located.

Awning means any structure made of cloth or metal with a metal frame attached to a building or structure and projecting over a public way, when the same is so erected as to permit its being raised to a position flat or rolled against the building when not in use.

Canopy means any structure, other than an awning or a wedding canopy, made of cloth or metal with metal frames attached to a building, projecting over a public way, and carried by a frame supported by the ground or sidewalk.

Combination Sign means any sign which combines the characteristics of two or more types of signs.

Curb Level means the elevation of the street curb as established in accordance with an ordinance.

Curb Line means the vertical plane of the street side of a curb.

Flashing Sign means any sign that moves or flashes or contains traveling lights or gives the impression of any movement or flashing.

Ground Sign means any sign supported by uprights or braces or cables placed upon the ground and not attached to any public building.

Identifying Sign means any sign or plate giving the name and/or address only of the business or occupant of the premises on which the said sign or plate is located.

Illuminated Sign means any sign that is lighted by electricity either directly or indirectly.

Marquee means any hood or awning of permanent construction projecting from the wall or roof of a building or structure above an entrance or extending over a public way.

Neon - Any tubular gas filled light or lighting device.

Neon Sign - Any lighted sign using exposed neon tubes for illumination or display.

Non-Accessory Sign means any sign advertising business or businesses at other locations.

Private Directional Sign means those signs of a permanent nature that direct the traveling public to specific buildings, areas, people or things.

Projecting Sign means any sign which is attached to a building or other structure and extends more than twelve (12) inches beyond the line of the said building or structure or beyond the surface of that portion of the building or structure to which it is attached.

Public Clock and Thermometer means any time piece or thermometer erected upon a standard upon the sidewalk or ground or on the exterior of a building or structure for the convenience of the public.

Pylon or Pole Sign means a sign supported by or suspended from a free-standing column or columns of structural steel, pipe, or poles.

Roof Sign means any sign erected upon or over the roof of any building.

Sidewalk means any public or private way or thoroughfare, paved or unpaved, intended for the use of pedestrians or foot traffic.

Size of Sign means the total exposed surface area in square feet. Where a sign is composed of fabricated letters attached to a wall, the size of the sign shall be determined as twice the average height of the letters times the length of the message.

Snipe Sign means any sign of a non-permanent nature or construction attached to trees, poles, posts, or sides of buildings or structures.

Street Line means the line dividing a lot from a street right-of-way.

Temporary Sign means any sign, banner, pennant, valance, or advertising display constructed of cloth, canvas, light fabric, cardboard or wallboard or other light materials; with or without frames, intended to be displayed for a short period of time only.

7.30 GENERAL PROVISIONS

7.31 Application. Application for erection permit shall be made in writing to the Building Inspector for all signs in excess of six (6) square feet of total exposed surface area, vending machines, awnings, marquees, canopies, public time pieces, and thermometers, and such application shall contain the following information:

- a. name, address, and telephone number of applicant;
- b. location and position of sign or structure;
- c. plans or drawings with specifications;
- d. written consent of owner of building or land;
- e. such other information as the building inspector may require.

7.32 Inspection. The owner of any sign shall inspect annually each sign belonging to him and it shall be the duty of said owner to keep his sign(s) in good repair and in good appearance at all times.

7.33 Placement.

- a. All signs shall be prohibited within public rights-of-way areas except as provided and except traffic control devices and directional signs deemed essential for the public welfare and safety authorized by municipal and state agencies.
- b. No sign shall be so designed or so placed as to endanger, obscure, or confuse or otherwise create a hazardous condition to motor vehicles.
- c. No sign shall project above the roof or parapet line of a building.
- d. Vending machines shall not be permitted on the exterior surface of any building or structure except within the Business B District or on any sidewalk or thoroughfare. (See Art. 4.23a2)

7.34 Illumination.

- a. Signs may be illuminated only by continuous indirect white light sources so placed that they will not constitute a hazard to street or highway driving by glare.

- b. No flashing or animated signs, or signs with visible moving parts or intermittent lighting to create the visual effect of movement shall be permitted.
- c. No neon or tubular gas filled signs shall be allowed in any district.
- d. Signs will be illuminated only during business hours.

7.35 Message.

Signs shall refer only to a use or activity conducted on the lot upon which they are situated, except that a limited number of signs, each sign not exceeding two square feet in area on each of two sides and intended solely to provide directional information may be permitted by the Selectmen for a limited period of time.

7.36 Condition.

- a. Signs other than permitted temporary or snipe signs shall be constructed of durable materials and shall be maintained in good condition and repair. Where by reason of neglect a sign becomes hazardous, unsightly, or otherwise tends to depreciate its surroundings, the same shall constitute a public nuisance.
- b. Any clock or thermometer displayed for the public convenience shall be accurate.

7.40 PERMITTED SIGNS, BY DISTRICT

7.41 Number of Signs. Not more than two signs shall be permitted for each business establishment, except for such signs as may be required by State or Federal regulations.

7.42 Snipe Signs. The use of snipe signs is permitted on private property only for non-commercial events and elections. Such signs are limited to a period of 45 days preceding and 7 days after the relevant event, provided further:

- a. the size of any snipe sign shall not exceed 12 square feet;
- b. the number of such signs is limited to one per lot in Residence A, B, and C districts, and to two per lot in other districts.
- c. Such signs are not permitted on public property or in public ways.

7.43 Temporary Signs. One temporary sign such as used by real estate agents, contractors, architects, painters, or other artisans may be permitted on a lot in any district, provided:

- a. it is unlighted;
- b. it is set back at least one-half the required depth of the street yard;
- c. it does not exceed twelve (12) square feet in size.
- d. its proper appearance is maintained.
- e. it is removed upon completion of the work or transaction.

7.44 Residential Accessory Signs. Signs stating the name and nature of a permitted home occupation may be displayed on a lot in any district provided such signs:

- a. are unlighted;
- b. are set back at least one-half the required depth of the street yard or are attached to the building;
- c. do not exceed two in number, each of no more than six (6) square feet in size in the Rural district, or one in number of no more than one square foot in size in the Residence A, B, or C district.

7.45 Projecting Signs. Within the Business A and B districts, only one accessory projecting sign shall be permitted for each business ownership; it shall not project horizontally in excess of six (6) feet; it shall be erected at a height of not less than eight (8) feet above the sidewalk or ground level; and it shall not exceed twenty (20) feet in surface area on each of two sides nor a total of 40 square feet on all sides.

7.46 Pole Signs. Within the Business B district, only one accessory pole sign is permitted for automobile service establishments, provided:

- a. it shall not exceed forty square feet in surface area on each of 2 sides nor a total of 80 square feet on all sides.
- b. any portion of such pole sign shall be set back at least fifteen feet from any street or side lot line;
- c. it shall be erected in such a manner that no portion of it shall be more than twenty-five feet above ground elevation at its base.

7.47 Roof Signs. No such sign shall be permitted.

7.48 Wall Signs. Within the Business A district no wall sign shall exceed ten percent of the area of the building face to which it is attached, but in no case shall it exceed 48 square feet in size. Within the Business B District the cumulative size of permitted signs on any one business establishment shall not exceed ninety-six square feet.

7.49 Number and Type of Signs Permitted, by District, for Each Business.
(See Arts. 7.31, 7.41 and 7.48)

Type of Sign	RA	RB	RC	R	BA	BB	OR
Pole						1	
Projecting					1	1	
Residential Accessory	1	1	1	2	2	2	2
Snipe	1	1	1	2	2	2	2
Temporary	1	1	1	1	1	1	1
Wall					1	1	1

7.50 CONSTRUCTION

7.51 Glass Requirements. Any glass forming a part of a sign shall be of safety glass and where any single piece or pane of glass has an area of more than three (3) square feet, it shall be constructed of wired glass securely held in place.

7.52 Wind Pressure and Dead Load. The supporting structure of and fasteners for all signs shall be designed to withstand five times the combined effect of wind pressure and dead load. A wind pressure of 25 pounds per square foot on the maximum horizontally projected area of the sign shall be such assumed; dead load shall be the weight of the sign.

7.53 Obstructions to Doors and Windows. No sign shall be erected, relocated or maintained so as to prevent free ingress to or egress from any door, window, or fire escape.

7.54 Marquees. No marquee shall be erected unless designed by a structural engineer and approved by the Building Inspector; it may extend over the sidewalk across the street line to the curb line provided it has a minimum height above the sidewalk of ten feet above the curb level, it shall not exceed five feet in height; it must be able to support a live load of not less than one hundred pounds per square foot; any sign attached to or hung from a marquee shall fully comply with this ordinance.

7.55 Canopies. Canopies may be constructed of cloth or metal hood, provided, however, all frames and supports shall be of metal; the lowest portion of any canopy shall be not less than eight feet above the level of the sidewalk or public thoroughfare; they must be designed by a structural engineer and be approved by the Building Inspector.

7.56 Awnings. Awnings may be constructed of cloth or metal, provided, however, all frames and supports shall be of metal; the lowest portion thereof shall be not less than seven feet above the level of the sidewalk; it may extend beyond the street line but not nearer than eighteen inches to the curb line; they must be approved by the Building Inspector.

7.60 ENFORCEMENT

7.61 Notification and Removal. It shall be the duty of the Selectmen upon notification by the Building Inspector of any violation of the provisions of this section to notify the violator and/or building owner of such condition in writing, and if such condition is not corrected in five days from the date of notification the Selectmen shall take legal action to have removed immediately the sign, vending machine, awning, marquee, canopy, public time piece, thermometer, structure, or machine. The owner shall be liable for any costs incurred for such removal. Any such use in violation hereof, after such notice duly given, is hereby declared to be a public nuisance (as in any other use or violation which is otherwise hereby declared to be such a public nuisance), and the Selectmen are authorized to abate the violation by application for injunction or other

lawful means. Nothing herein shall prevent the Selectmen from causing prosecutions to be had for violations to obtain or impose fines for such violations, either as supplemental or alternative corrective action.

7.62 Penalties. Any person violating any of the provisions of this Article shall be subject to the penalties as provided by Article 10.16.

7.63 Appeal. Any person aggrieved by a decision taken under this Article shall have the right to appeal the making of said decision to the Zoning Board of Adjustment, as provided in Article 11.20.

ARTICLE 8

MOBILE HOME PARKS

8.10 DEFINITIONS

Mobile Home is a single-family habitation designed for transportation, after fabrication, on streets and highways on its own wheels and arriving at the site where it is to be occupied as a habitation complete and ready for occupancy, except for minor and incidental unpacking and assembly operations, location on jacks or permanent foundations, connection to utilities and the like. No mobile home not located in a mobile home park, whether or not set on a continuous supporting wall of masonry, masonry units, concrete or other similar material shall be allowed on any lot in any zone, and such mobile home shall not be considered a building or dwelling within the terms of this ordinance.

Mobile Home Park is land upon which two or more mobile homes are parked and occupied for living purposes, whether or not a charge is made for such accommodations.

Mobile Home Space is a plot of ground within a mobile home park designed for the accommodation of one mobile home.

8.20 GENERAL REQUIREMENTS

All mobile home parks shall conform to the following minimum requirements.

8.21 Location. All mobile home parks shall be located on a site graded to insure adequate and sanitary drainage of surface water, sub-surface water, and sewage. All such parks shall be in areas free from marshes, swamps, stagnant pools, or other potential breeding places for insects or rodents.

8.22 Buffer Yard. There shall be not less than one hundred feet between any lot line of the park and any mobile home or other structure or parking area within the park. Where the buffer yard is not naturally wooded, an appropriate wall, fence or hedge shall be provided as necessary to screen the mobile home park from view at all lot lines.

8.23 Area. The area of the mobile home park shall be large enough to accommodate:

- a. the designated number of mobile home spaces which shall not exceed one space per 15,000 square feet in the tract;
- b. necessary streets, walkways, and public utilities;
- c. parking areas for motor vehicles (see 8.40);
- d. necessary service buildings to house toilet, bathing, laundry and other sanitary facilities as are prescribed by applicable state and local ordinances and regulations;
- e. recreational area (see 8.50)

8.30 DESIGN OF MOBILE HOME SPACES

8.31 Area and Width. Each mobile home space shall be clearly defined and delineated. No mobile home shall occupy an area in excess of 10% of the mobile home space; however, each mobile home space shall contain a minimum of 4000 square feet, and shall be at least 50 feet wide; provided, however, that parks which, at the time of the adoption of these regulations, existed lawfully with mobile home spaces that do not comply with the foregoing minimum area and width requirements, may continue to operate and shall be excused from such compliance.

8.32 Internal Yards.

- a. There shall be a minimum of 20 feet clearance between each mobile home. However, with respect to mobile homes parked end to end, the end to end clearance may be less than 20 feet but shall be not less than 15 feet. No mobile home shall be located closer than 15 feet from any building within the park.
- b. When applying the 20-foot clearance figure, awnings, vestibules, patios or other attached added structures or accessory buildings shall be considered an integral part of the mobile home.

8.33 Access.

- a. All mobile home spaces shall abut upon a park roadway of not less than 30 feet in width, which shall have unobstructed access to a public street or highway.
- b. Walkways of not less than three feet in width shall be provided from the park roadway to each mobile home space and to the service buildings.

8.40 PARKING SPACES

Vehicle parking spaces shall be provided in sufficient number to meet the needs of the occupants of the park and their guests without interference with the normal movement of traffic.

8.41 Number and Location. Such facilities shall be provided at the rate of at least one vehicle space for each mobile home space, plus an additional vehicle space for each four spaces to provide for guest parking, for two-car tenants and for delivery and service vehicles. Insofar as practicable, one vehicle space shall be located on each mobile home space and the remainder located in adjacent parking bays. All vehicle parking spaces shall be located for convenient access to the mobile home spaces. All vehicle parking spaces located on a mobile home space shall have a minimum width of 10 feet and a minimum length of 20 feet.

8.42 Design of Parking Bays. All off-street parking bays shall conform to the following minimum specifications:

<u>Parking Angle</u>	<u>Curb Length per Vehicle</u>	<u>Minimum Bay Depth*</u>
90 degrees	9.0 feet	18 feet
60 degrees	12.5 feet	17 feet
45 degrees	13.5 feet	16 feet

*Perpendicular to curb line.

8.50 RECREATIONAL AREA

Recreational areas shall be provided, and shall be restricted to such use. These areas shall be protected from the park roadways and from parking areas. No single recreation area shall contain less than 5,000 square feet. Recreational area requirements shall conform to the following minimum specifications: 10,000 square feet for every 20 mobile home spaces up to 100. For each additional mobile home space above 100 a minimum of 500 square feet of recreational area shall be provided.

8.60 CONSTRUCTION

The provision of this ordinance and of the building regulations of the Town of Durham shall apply to all construction, alterations, repairs, and additions to mobile homes and structures within the mobile home park unless otherwise modified herein.

8.61 Skirting. The skirting of mobile homes is permitted to achieve better heating of the unit, but skirting should not provide a harborage for rodents, nor create a fire hazard. Skirting, cabanas, awnings, porches or other additions shall not be attached to the mobile home unless they are manufactured only for mobile home use, constructed of fire-resistant materials in a workmanshiplike manner, and are approved by the Building Inspector.

8.62 Fuel Pipes. All piping from outside fuel storage tanks or liquefied petroleum gas cylinders to the mobile home shall be copper or other acceptable metallic tubing mechanically connected, and shall be permanently installed and securely fastened in place. All fuel storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath the mobile home or less than five (5) feet from any mobile home exit. Racks to hold all fuel tanks or cylinders shall be of a design which will prevent tipping or accidental overturning.

8.63 Fire Protection. Every park shall be equipped at all times with fire extinguishing equipment in good working order, of such type, size and number and so located within the park as to satisfy applicable regulations of the fire department. No fires shall be permitted at any place which may endanger life or property. No open fires shall be left unattended at any time.

8.64 Electrical Installations. No main power supply line shall be permitted to lie on the ground, or to be suspended less than 18 feet above the ground. All electrical installations shall be constructed of new materials and all parts thereof shall comply with all applicable state and local electrical codes and ordinances. In the absence of local or state codes, or where such codes are deemed inadequate by the Building Inspector, installations shall comply with the applicable provisions of the National Electrical Code unless otherwise modified herein.

8.65 Telephone System. Where telephone service to mobile home spaces is provided, the distribution systems may be overhead or underground, but shall be in general conformance with the placement of the electrical distributions system.

8.66 Landscaping. Lawn and ground cover shall be provided where needed to prevent erosion of slopes and on other areas to obtain usable yards. Trees, shrubs and vines shall be required to the extent needed to provide for:

- a. screening of objectionable views;
- b. adequate shade; and
- c. a suitable setting for the mobile homes and other facilities.

8.67 Paving and Lighting. All park roadways, walkways, and parking bays or spaces within the park shall be hard surfaced and lighted so as to reasonably provide for public safety.

8.70 OPERATION

8.71 Register. Every owner, operator, attendant, or other person responsible for the operation of a mobile home park shall maintain a register containing a record of all mobile homes and occupants using the park. Such register shall be available to any authorized person inspecting the park, and shall be preserved for the period required by the Board of Selectmen. Such register shall contain:

- a. the names and permanent addresses of all mobile home occupants stopping in the park;
- b. the make, model and license number of motor vehicles and mobile home;
- c. the state or other governmental unit issuing the mobile home license;
- d. the dates of arrival and departure of each mobile home.

8.72 Supervision. The owner, operator or other person responsible for the operation of a mobile home park shall visit the mobile park each day the park is occupied and shall do whatever may be necessary to keep the park and its equipment in a clean and sanitary condition, to maintain order and see that all applicable zoning and sanitary regulations are observed. The management of each park shall assume responsibility for maintaining in good repair all buildings, streets, walks, sanitary facilities and utilities within the park and shall take such action as is necessary to prosecute or eject from the grounds any person who willfully or maliciously fails to comply with these and other applicable regulations.

8.80 LICENSING

8.81 License Required. It shall be unlawful for any person to operate or maintain a mobile home park within the limits of the Town of Durham unless he holds a valid license issued annually by the Board of Selectmen in the name of such person for the specific mobile home park.

8.82 License for Existing Parks. A license, upon written request therefore, and payment of the proper fee, shall be issued by the Board of Selectmen for every park in existence upon the effective date of this ordinance, permitting the park to be maintained and operated for the period of one year after passage of this ordinance. Upon issuance of such license, the aforesaid parks shall be deemed to be in conforming use.

8.83 License Fee. The annual license fee for each park shall be fifty dollars (\$50.00) for up to and including 40 mobile home spaces, plus two dollars for each additional mobile home space therein.

8.84 Application for License.

- a. Application for initial mobile home park license shall be filed with the Board of Selectmen. The application shall be in writing, signed by the applicant, and shall include the following:
 1. the name and address of the person making application;
 2. the location and legal description of the mobile home park
 3. a complete set of plans in conformity with the requirements of this ordinance;
 4. plans and specifications of all improvements, buildings, streets, recreational areas, walks, sewer, water and other facilities constructed or to be constructed within the park;
 5. the area and dimensions of the tract of land whereon the proposed park is to be located;
 6. such further information as may be requested by the Board of Selectmen to enable it to determine if the proposed park will comply with the provisions of this ordinance and all other applicable legal requirements. The application and all accompanying plans and specifications shall be filed in triplicate. The Board of Selectmen shall inspect the application and proposed plans and specifications. If the proposed mobile home park will, when constructed or altered in accordance with such plans and specifications, be in compliance with all the provisions of this ordinance and all other applicable ordinances, statutes, and regulations, the Board of Selectmen shall approve the application and, upon completion of the park according to plans, shall issue the license.
- b. Application for the renewal of a license shall be made in writing to the Board of Selectmen by the holder of the license, and shall contain the following:
 1. any change in the information submitted since the time the original license was issued or the latest renewal granted;
 2. such other information as the Board of Selectmen may require. Upon approval of the application for renewal of a license by the Board of Selectmen and upon payment of the annual license fee, the Board of Selectmen shall issue a certificate renewing such license for another year.

8.85 Revocation of License. A violation of, or variation from the terms, conditions or authorization of a license to operate or maintain a mobile home park by the holder thereof or his agent, architect, or contractor shall be cause for the revocation of said license. Such revocation shall be made at the discretion of the Board of Selectmen and an appeal from such action may be made as provided in Article 11 of this ordinance.

8.86 Posting of License. The license certificate shall be conspicuously posted in the office of or on the premises of the park at all times.

8.87 Notice of Transfer. No license shall be transferable. Every person holding a valid license shall give notice in writing to the Board of Selectmen thirty days prior to any proposed sale, transfer, gift or other disposition of interest in or control of any mobile home park. Such notice shall include the name and address of the person succeeding to the ownership or control of such mobile home park.

ARTICLE 9

EARTH REMOVAL REGULATIONS

9.10 APPLICABILITY

9.11 General. Whether or not a permit for earth removal is otherwise required, no premises shall be graded or stripped of sod in such a manner as to be detrimental or injurious to a developed neighborhood because of dust, erosion, standing water or uncontrolled drainage for a period of longer than reasonably necessary for completion of the project, or because of hours and manner of the operation of equipment, or other cause.

9.12 Required Permit. The removal from any premises of more than ten cubic yards of sod, loam, sand, gravel or quarried stone in any one year shall be prohibited except when incidental to and in connection with the construction of a building or street or other activities legally permitted within Durham unless authorized by the Board of Selectmen in accordance with the following requirements.

9.20 REQUIRED PLAN

A plan of the land involved shall be prepared by a registered land surveyor or engineer showing all man-made features, property lines, vegetative cover, topography by five-foot contour intervals including land within 100 feet of the property where the proposed excavation is to take place and the area to be excavated. Said plan shall also show:

- a. temporary and permanent drainage and the proposed topography at two-foot contours upon completion of the excavation;
- b. the estimated quantity of loam to be stripped, stockpiled and replaced. The volume of the loam shall be measured.

9.30 CONDITIONS OF PERMIT

Any permission granted by the Selectmen shall specify the conditions pertaining to but not limited to:

- a. the finished level and grading; except in a stone quarry, the finished slopes shall not exceed a grade of one foot vertical distance for each two feet of horizontal distance unless the petitioner agrees to approved methods of sodding, grassing, riprapping, or the use of retaining walls;
- b. the placing of loam upon completion of excavation, to a depth of not less than 4 inches, seeding, and planting with approved materials to restore the area to a usable condition; where slopes in a stone quarry exceed one foot vertical rise for each two feet of horizontal distance, such loam placement and planting shall not be required;
- c. control of temporary and permanent drainage;
- d. disposition of boulders, vegetation stumps and other debris including unused material and any structures used in connection with the operation;
- e. the construction of necessary fencing to protect against hazards;

- f. vegetation to remain as a visual barrier;
- g. hours of operation;
- h. routes for transportation of materials.

9.35 LIMITATIONS ON PERMITS

Any earth removal application proposing the removal of more than 500 cubic yards of sod, loam, sand, gravel or quarried stone in any one year will be granted only if the Selectmen specifically find, after public hearing pursuant to 9.51, that:

- a. such proposed earth removal will not be detrimental or injurious to the neighborhood,
- b. will not unreasonably strip the land nor unreasonably damage the local watershed,
- c. will not otherwise harm the future use potential of the land concerned.

9.40 LIMITATION ON EXISTING ACTIVITY

Earth removal activities in lawful operation at the time this ordinance is passed may continue or until abandoned for more than twelve consecutive months. However, unless specifically authorized by a new permit:

- a. the depth of the excavation shall not be increased below the grade of the lowest point excavated on the effective date of this ordinance;
- b. the total horizontal area of excavation shall not be increased by more than twenty-five per cent of its area on said effective date.

9.50 ADMINISTRATION

9.51 Hearing on Permit. Earth shall not be removed from any area except in accordance with the provisions of this ordinance and the written permission of the Board of Selectmen, after a public hearing is held upon 7 days due notice in a local newspaper having a circulation within the town and notices by registered or certified mail are sent to the abutters of record (as of the most recent tax list) from which such material is to be removed. The Selectmen shall impose any restrictions necessary to protect the interests of the Town.

9.52 Record of Restrictions. Any restrictions or conditions imposed by the Board of Selectmen shall be attached to the letter of permit and copies of said permit and attached restrictions shall be sent to the Planning Board, the Superintendent of Public Works, the Zoning Board of Adjustment, the Conservation Commission, and the Health Officer.

9.53 Duration and Renewal of Permit. No removal permit shall be issued for a period of less than six months or more than 24 months. A permit may be renewed without a public hearing by majority vote of the Board of Selectmen.

9.54 Performance Bond. The Board of Selectmen may, at its discretion, require a bond, certified check or some other security for compliance with the conditions of this ordinance.

9.55 Revocation of Permit. The Board of Selectmen may, after a public hearing on proof of violation of any condition of this ordinance or restriction imposed by the Board of Selectmen, revoke any permit or permits issued by them.

9.56 Penalty. The penalty for violation of this ordinance shall be as follows: Ten dollars for each offense, and for the second offense by the same person or permit holder, immediate revocation of permit.

ARTICLE 10

ADMINISTRATION

10.10 ENFORCEMENT

10.11 Duty and Authority. It shall be the duty of the Board of Selectmen, and the Board is hereby given the power and authority, to enforce the provisions of this ordinance.

10.12 Administrative Official. The Board of Selectmen is hereby given the power and authority to appoint a Building Inspector and delegate to such Building Inspector the power and authority to administer these ordinances.

10.13 Building Inspector - Appointment and Salary. The Building Inspector shall be appointed annually by the Selectmen and he shall be responsible to the Selectmen for the administration and enforcement of this ordinance and amendments thereto, and other such ordinances that pertain to the regulation of buildings; particularly the Fire District regulations. The salary or compensation of this officer shall be fixed by the Selectmen.

10.14 Duties of the Building Inspector. The Building Inspector shall receive application and fees for permits for the erection, alteration, remodeling and demolition of buildings, the installation of or alteration of electrical wiring and heating systems. He shall keep a record of all applications and his action on same. He shall promptly inspect all sites for proposed buildings, and those buildings on which alterations or remodeling are proposed. He shall collect such permit fees as are prescribed and deposit same with the Town Treasurer. He may approve the issuance of a permit for the erection, alteration, remodeling of all buildings and the use of such buildings, if, in his opinion, the proposal complies with the laws of the State, this ordinance and other Town ordinances. It is further provided that in any instance where other licenses or permit fees for uses are required, his approval of the permit shall constitute an approval on which other proper authority may act. He shall review and approve or disapprove all plans for which permits have been issued. He shall periodically inspect all new buildings being erected and those being altered, remodeled or demolished, for the purpose of enforcing these ordinances. He shall perform such other duties prescribed by law and shall cooperate with the Fire Warden, Health Officer, and other Town Officers in such matters where their respective duties overlap or coincide. He shall take such action in the enforcement of this ordinance as the Selectmen may direct.

10.15 Violations. Upon any well founded information that this ordinance is being violated, the Selectmen shall, on the advice of the Building Inspector, take immediate steps to enforce the provisions of this ordinance by seeking an injunction in the Superior Court or by any other legal action.

- a. Should the Building Inspector or Selectmen fail to take action on an application for a building permit within 15 days of the filing, the applicant may apply to the Zoning Board of Adjustment for a building permit.

- b. A building permit, once issued, shall not be assignable nor shall it be revocable except on an appeal as authorized by Article 11 of this ordinance or as provided in Article 10.29 herein.
- c. No building permit shall be required for repairs or maintenance necessitated by ordinary wear and tear.
- d. No permit fee shall be required for remodeling, where the total cost for such work including materials will not exceed \$500.00 and the purpose for which the building is to be used is not changed.
- e. No permit, however, shall be issued unless the proposed structure will present a reasonable appearance and will be in keeping with the neighborhood and unless the building is to be finished on the exterior in a permanent manner and is to be suitably painted on the outside whenever the same is of wood or material customarily painted. This is intended to eliminate the erection of structures obviously out of place for the neighborhood where they are to be located and which may have a detrimental effect on the property values and neighborhood character. When an objection on the account of the appearance of a proposed structure, as above indicated, is raised by a majority of families residing or owning property within a radius of 500 feet to the property in question or when the Selectmen cannot reasonably grant a permit on the basis of the interpretation of the foregoing, the Selectmen shall request the Zoning Board of Adjustment to hold a public hearing to receive the evidence on both sides. The Zoning Board of Adjustment shall have the authority to decide whether the permit shall be issued.
- f. Plans for the provision of sewage disposal facilities for: 1) business and industrial buildings in all districts, and 2) residences not employing town facilities shall be approved by the Town Health Officer prior to granting of building permit.

10.16 Penalties.

- a. For any and every violation of the provisions of this ordinance, the owner, general agent or contractor of a building or premises where such violation has been committed or shall exist, or the lessee or tenant of an entire building or entire premises where such violation has been committed or shall exist, or the architect, builder, or any other person who knowingly commits, takes part or assists in any such violation, shall be liable on conviction thereof to a fine or penalty not exceeding \$10.00, unless otherwise specified elsewhere in this ordinance, for each and every offense and whenever such person shall have been notified by the Board of Selectmen, or by service of summons in a prosecution, or in any other way that he is committing such violation of this ordinance, each day that he shall continue such violation after such notification, shall constitute a separate offense punishable by a like fine or penalty. Such fines or penalties shall be collected as like fines or penalties are now by law collected.
- b. In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any building, structure or land is used in violation of this ordinance, the Board of Selectmen, in addition to other remedies, may institute any appropriate action or proceedings to prevent such unlawful action,

to restrain, correct or abate such violation or to prevent the occupancy of the building, structure or land, or any illegal act or use in or about such premises.

10.20 PERMITS

10.21 Permit Required. It shall be unlawful to construct, alter, remove, or demolish, or commence any construction, alteration, remodeling, removal or demolition of a building or structure, or install equipment for the operation of a building without first filing a written application with the Building Inspector and obtaining a formal permit.

10.22 Site Review on Non-Residential Uses. No building permit shall be issued for the development of tracts for any non-residential use until the applicant has submitted his application and site plan to the Planning Board for site review in accordance with Section 10.30 of this ordinance, and may not be issued in any case unless the Planning Board approves such site plans.

10.23 Application Form. Applications shall be filed with the Building Inspector in such form as he may require. The application shall contain the full name of the owner and/or his agent. It shall contain a certification that the property does not lie in an unapproved subdivision. The application shall describe briefly the proposed work and give such other information as may be required to enable the Building Inspector to determine whether the proposed work complies with the provisions of this ordinance.

10.24 Plot Plan. A plot plan shall accompany the application and shall show the following:

- a. lot dimensions and area;
- b. name of abutting streets;
- c. name of abutting property owners with the location of all buildings on the adjoining land within 10 feet of the property lines;
- d. dimensions of the proposed building(s);
- e. dimensions indicating the set-back, side and rear clearances;
- f. location of proposed connection to the town sewer and water lines where available, otherwise the proposed location of the well, septic tank and drainage field;
- g. location of the proposed driveways;
- h. proposed use of building and land;
- i. rights-of-way and easements on or adjoining the lot;
- j. provision for parking and loading spaces where applicable;
- k. 5-foot contour lines, existing and proposed;
- l. such other information as may be required by the Building Inspector. The drawings shall be at the scale and in the form required by the Building Inspector.

10.25 Plans to Accompany Application. Applications for permits shall be accompanied by drawings of the proposed work, drawn to scale, showing when necessary, floor plans, sections, elevations, structural details.

10.26 Issuance of Permit.

- a. No work shall be started on the proposed site and no building shall be erected, altered, remodeled, or demolished, until the owner or his agent shall first secure a building permit from the Selectmen or from the Zoning Board of Adjustment as hereinafter provided.
- b. No building permit shall be issued or become effective until the Building Inspector has certified that the proposed building, alteration or remodeling, and its intended use or type occupancy complies with the provisions of this ordinance.
- c. Upon approval of the application by the Building Inspector, the Selectmen shall issue a permit authorizing such construction, alteration or demolition.
- d. The Building Inspector shall be given at least 12 hours notice of the starting of work under a permit.
- e. No building permit shall be issued or become effective for non-residential land use without site review by the Planning Board (see 10.30).

10.27 Permit Fees. The permit fee shall be based on the estimated cost of construction and shall be equal to one-tenth of one percent thereof, but in no case shall the permit fee be less than \$10.

10.28 Certification of Occupancy. No building or structure or part thereof hereafter erected or altered shall be used, moved or the open spaces in any way reduced, until the Building Inspector shall have certified on the building permit the specific use to which the land or structure complies as to use or occupancy.

10.29 Revocation of Lapse of Building Permits.

- a. A violation of or variation from the terms, conditions or authorization of a building permit by the holder thereof or his agent, architect or contractor shall be cause for the revocation of said permit. Such revocation shall be made at the discretion of the Selectmen and an appeal from such action may be made as provided in Article 11 of the ordinance.
- b. The Building Inspector shall, at the expiration of 12 months during which no earnest or substantial effort has been made to complete or carry out the construction or alterations authorized in a building permit, declare, and send notice to the holder thereof, that said permit has lapsed. Said permit may be reinstated on application of the proposed user to the Building Inspector.

10.30 SITE REVIEW

10.31 Authorization. In addition to its power to regulate residential subdivisions, the Planning Board, in accordance with Chapter 36.19a of the New Hampshire Revised Statutes Annotated, 1955, as amended, is empowered to review, and approve or disapprove, site plans for the development of tracts for non-residential uses whether or not such development includes a subdivision or re-subdivision of the site.

10.32 Site Review Required; Appeals. The Planning Board shall require site plans be submitted to it for review by any applicant seeking any new or altered non-residential use, whether or not such application is one for which a building permit, special exception or variance is required. Planning Board approval of such site plans shall be a necessary prerequisite to issuance of any building permit, special exception or variance for such a use. Disapproval of such site plans by the Planning Board shall be subject to appeal to the Superior Court in the same manner as provided for appeals from decisions of the Planning Board in R.S.A. 36:34, as amended or revised, unless otherwise prescribed by law.

10.33 Purposes of Review. The Planning Board shall determine whether the following purposes are met:

- a. the purposes of this ordinance as set forth in Article 1.10;
- b. appropriateness of the general location and specific site for the buildings and uses proposed;
- c. safety and adequacy of traffic circulation to and at the site and of parking on the site;
- d. protection of residential abutters against undue noise, glare, unsightliness or other nuisance detrimental to property values.
- e. landscaping and preservation of open areas.

10.34 Site Review Regulations. The Planning Board is further empowered by this ordinance to adopt Site Review Regulations to establish procedures and such further standards and conditions for site review as it deems to be in reasonable conformity with the intent of this ordinance and with the comprehensive plan of the Town of Durham.

ARTICLE 11

ZONING BOARD OF ADJUSTMENT

11.10 ORGANIZATION

11.11 Members. The Zoning Board of Adjustment in office at the time of the passage of this ordinance is hereby continued, and its members shall continue in office for the remainder of their terms. The Board of Selectmen shall annually appoint one member for a term of five years. Said members can be removed for cause only by the Board of Selectmen upon written charges filed and after a public hearing on said charges. Vacancies shall be filled for the unexpired term.

11.12 Disqualification of Board Member. No member of the Zoning Board of Adjustment shall sit upon the hearing on any question which the Board is to decide in a judicial capacity who would be disqualified from any cause, except exemption from service and knowledge of the facts involved gained in the performance of his official duties, to act as juror upon the same matter in any action at law. If a member shall be disqualified or unable to act in any particular case pending before the Board, the Board of Selectmen, upon application of the Board, shall appoint a member to act in his place upon said case.

11.13 Meetings.

- a. A chairman and clerk shall be appointed. The chairman, or in his absence the acting chairman, may administer oaths and compel the attendance of witnesses.
- b. Meetings of the Board shall be held at the call of the chairman and at such other times as the Board may determine.
- c. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the Town Office and shall be a public record.

11.14 Powers. The Zoning Board of Adjustment is hereby authorized and empowered to adopt such rules of organization and procedure as are necessary for the efficient administration and enforcement of this ordinance. In addition, the Zoning Board of Adjustment shall have the following powers.

- a. To hear and decide appeals where it is alleged there is error in any order, requirements, decision or determination made by an administrative official in the enforcement of this ordinance.
- b. To hear and decide special exceptions to the terms of the ordinance upon which the Board is required to pass under the ordinance. See Article 10.32.
- c. To authorize upon appeal in specific cases such variance from the terms of the ordinance as will not be contrary to the public interest,

where, owing in special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship and so that the spirit of the ordinance shall be observed and substantial justice done. See Article 10.32.

- d. In exercising the above-mentioned powers, the Board may, in conformity with the provisions hereof, reverse or affirm, wholly or partly, or may modify the order, requirements, decision or determination appealed from and may make such order, or decision, as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken.
- e. The concurring vote of three members of the Board shall be necessary to reverse any action of such administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under this ordinance, or to effect any variation in this ordinance.
- f. Any other power authorized to a Zoning Board of Adjustment by virtue of the adoption by the Town of Durham of Chapter 31, Sections 60-89, and Chapter 36, Sections 26 and 31, of the Revised Laws of New Hampshire, as amended.

11.20 APPEALS

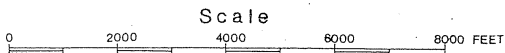
11.21 Method of Appeal. Appeals to the Zoning Board of Adjustment may be taken by any person aggrieved or by any officer, department, board or bureau of the Town affected by any decision of an administrative official. Such appeal shall be taken within a reasonable time, as provided by the rules of the Board, by filing with the officer or board from whom the appeal is taken and with the Zoning Board of Adjustment a notice of appeal specifying the grounds thereof. The officer or board from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken.

11.22 Effect of Appeal. An appeal stays all proceedings under the action appealed from unless the officer or board from whom the appeal is taken certifies to the Zoning Board of Adjustment after notice of appeal shall have been filed with it that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board or by the Superior Court on notice to the officer or board from whom the appeal is taken and cause shown.

11.23 Notice of Hearing. The Zoning Board of Adjustment shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing any party may appeal in person or by agent or attorney.

TOWN OF
DURHAM
New Hampshire

DURHAM PLANNING BOARD
and
NEW HAMPSHIRE DEPARTMENT OF RESOURCES AND ECONOMIC DEVELOPMENT

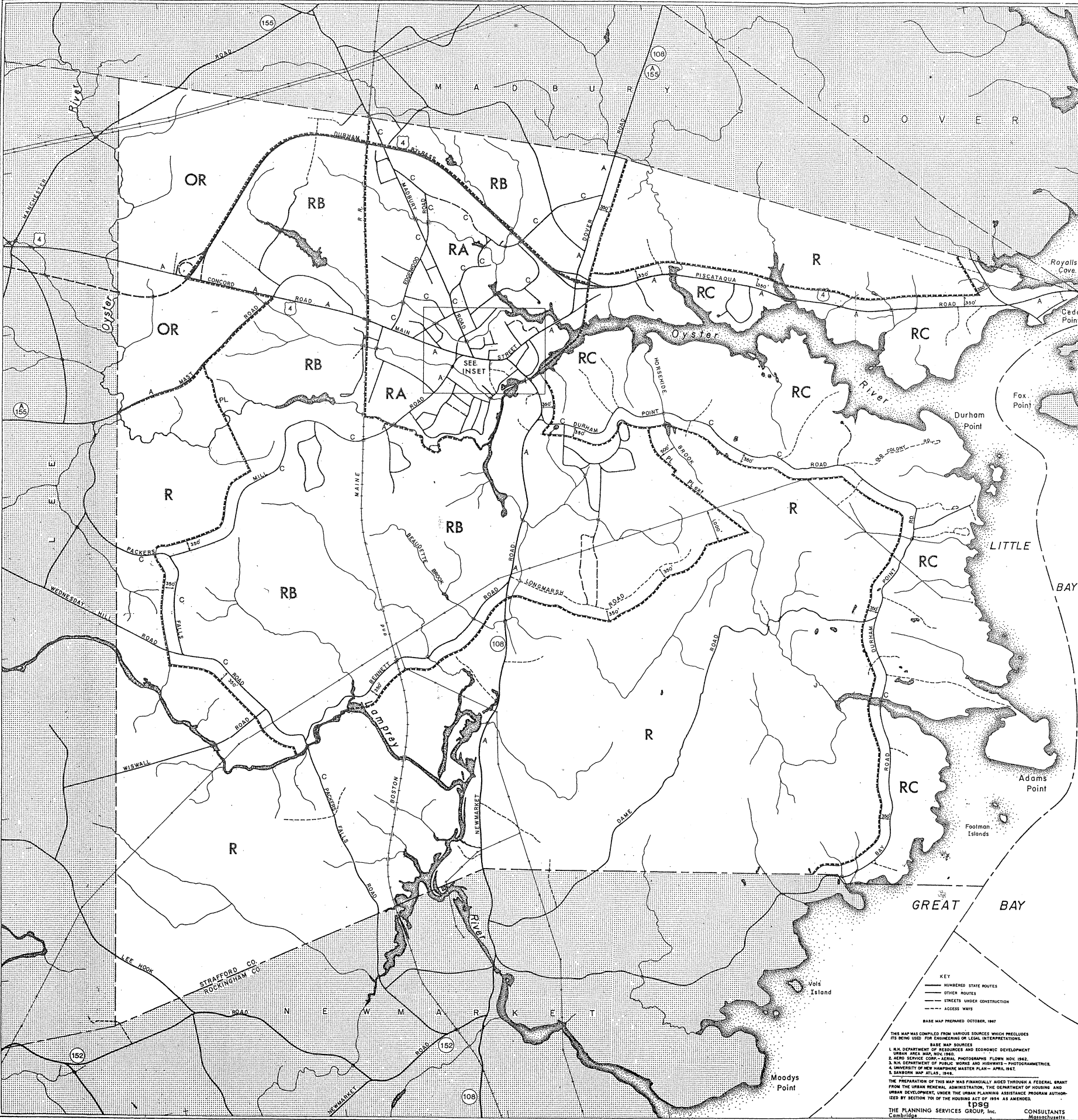
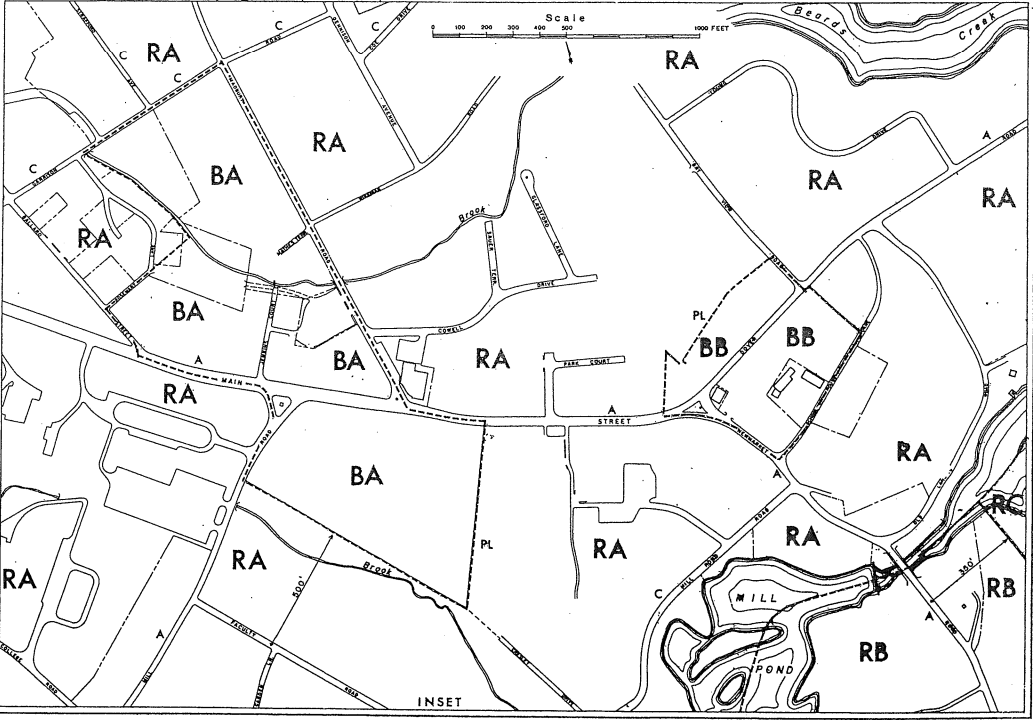


ZONING MAP

MARCH, 1969

LEGEND		
KEY	DISTRICT	MINIMUM SINGLE LOT (SQ. FT.)
RA	RESIDENCE A	10,000
RB	RESIDENCE B	40,000
RC	RESIDENCE C	60,000
R	RURAL	80,000
BA	BUSINESS A	NO MIN.
BB	BUSINESS B	NO MIN.
OR	OFFICE & RESEARCH	80,000

FOR ONE FAMILY, MORE REQUIRED FOR MULTI-FAMILY UNITS
ZONING DISTRICT BOUNDARY
350' FROM & PARALLEL TO CENTERLINE OF STREET, BROOK, ETC.
PROPERTY LINE
EXTENSION OF PROPERTY LINE
ARTERIAL STREET: MIN. SETBACK 60.0' FROM CENTERLINE OF STREET (E)
COLLECTOR STREET: MIN. SETBACK 50.0' FROM E
MINOR STREET: MIN. SETBACK 35.0' FROM E



KEY
— NUMBERED STATE ROUTES
— OTHER ROUTES
— STREETS UNDER CONSTRUCTION
— ACCESS WAYS

BASE MAP PREPARED OCTOBER, 1967

THIS MAP WAS COMPILED FROM VARIOUS SOURCES WHICH PRECLUDES ITS BEING USED FOR ENGINEERING OR LEGAL INTERPRETATIONS.

BASE MAP SOURCES
1. N.H. DEPARTMENT OF RESOURCES AND ECONOMIC DEVELOPMENT
2. U.S. ARMY AREA MAP, NOV. 1962
3. N.H. DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS - PHOTOGRAMMETRIC
4. UNIVERSITY OF NEW HAMPSHIRE MASTER PLAN - APRIL 1967
5. SANDOR MAP ATLAS, 1964

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